

Advance Plans Committee: 2003-4 Comprehensive Plan Update

Summary of Meeting #7
7:30 am, December 11, 2003

Attendance

Committee Members: Kerry Coulter, Morris Dunlap, Bud Hentzen, Ron Marnell, John McKay, M.S. Mitchell, Frank Garofalo

MAPD staff: Dave Barber, Nalini Johnson, Stephen Banks, Scott Wadle

Discussion Summary

Future Land Use Guide Map and Definitions Review: The Committee proceeded to review a composite map of Wichita and the immediate surrounding areas that incorporated all the earlier functional land use changes that had been done incrementally by sectors. The Committee offered the following comments:

- ❑ It was suggested that the staff review the lakes at 21st and Amidon to ensure that the correct lake areas are depicted on the map
- ❑ MAPC members suggested that staff develop a functional land use classification definition for the Urban Development Mix category. Staff requested comments on what key points the definition should include
 - Primarily residential
 - Will be concentrations of commercial and institutional
 - Will allow for zoning changes to meet market demand land uses
 - The allowance of industrial land uses in areas designated as this land use was also discussed, but not recommended

One Commission member suggested the following definition: “Areas that will be predominately residential, expect concentrations of office and commercial; furthermore some of these areas could be developed as industrial, but we do not anticipate that at this time”.

- ❑ It was suggested that the definition for Urban Residential include “playgrounds” and “parks” “not playground parks.”
- ❑ The definition for the Rural Residential land use was also discussed, with comments that it is at odds with the alternative sewers policy being developed by Sedgwick County. It was suggested that the word “future” be taken out of the definition when discussing provision for water and sewer services
- ❑ MAPC members suggested that the definition for Processing Industry be changed to include “health/safety” instead of the current “safety.”
- ❑ The definition for Parks and Open Space land use was reviewed, and it was suggested that the definition include wording to accommodate private development reserves.

- ❑ The definition of the Small Cities Future Growth Area should reflect the issue of efficient growth patterns and the cost effective delivery of municipal services, as well as the political factors associated with municipal growth.
- ❑ The definition of the 2010 and 2030 Urban Service Area should reflect the same principles discussed for the Small City Future Growth Area.
- ❑ The Far West Wichita Commercial Policy was mentioned as a possible subject for the MAPC retreat.
- ❑ One question arose during the discussion of the Far West Wichita Commercial Policy was that of whether to recommend that the City Council repeal the act, or if the area has already developed enough to not warrant any action on the part of MAPC. In a review of the intersections for which the policy was implemented, it was determined that natural drainage issues correlate with the areas defined through the policy as non-commercial.
- ❑ It was also determined that 167th Street West should be shown as a commercial corridor, with areas from Maple to Central as commercial along the entire length of the street, including areas west to the NW By-pass. 167th Street between 13th Street and 21st Street was also determined to be a future commercial area. As for 151st Street West, it was felt that commercial nodes should be designated at the intersections of 21st Street, the NW quadrant of 13th Street, at all four quadrants of Central, and at the NW quadrant of Maple.

Meeting adjourned at 9:25 am. The next meeting was set for January 8th at 7:30 .am., Planning Director's Conference Room, 10th Floor City Hall.